

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Jessica Claire Haynes and Brian Haynes  
4699 Sandpiper Lane  
Hoover, Alabama 35244

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this September 30, 2016**, That for and in consideration of **TWO HUNDRED SIXTY THOUSAND AND N0/100 (\$260,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **BRANDON T. LEMIER and C. NICOLE LEMIER**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **JESSICA CLAIRE HAYNES and BRIAN HAYNES**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 73, according to the Map and Survey of Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 12, Pages 44, 45, 46 and 47, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2016 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 12, Page 44-47.
7. Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by Instrument(s) recorded in Deed Book 172, Page 642.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 186, Page 357 and Deed Book 46, Page 306.
9. Easement and Agreement for Road in Deed Book 24, Page 365.
10. Agreement with regard to Sanitary Sewer System as set out in Book 125, Page 843.
11. Restrictions appearing of record in Book 340, Page 499.


12. A 35 foot building line from Sandpiper Land and a 7.5 Easement along the South and East lot lines as shown on recorded map.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of September 30, 2016.

**GRANTORS:**

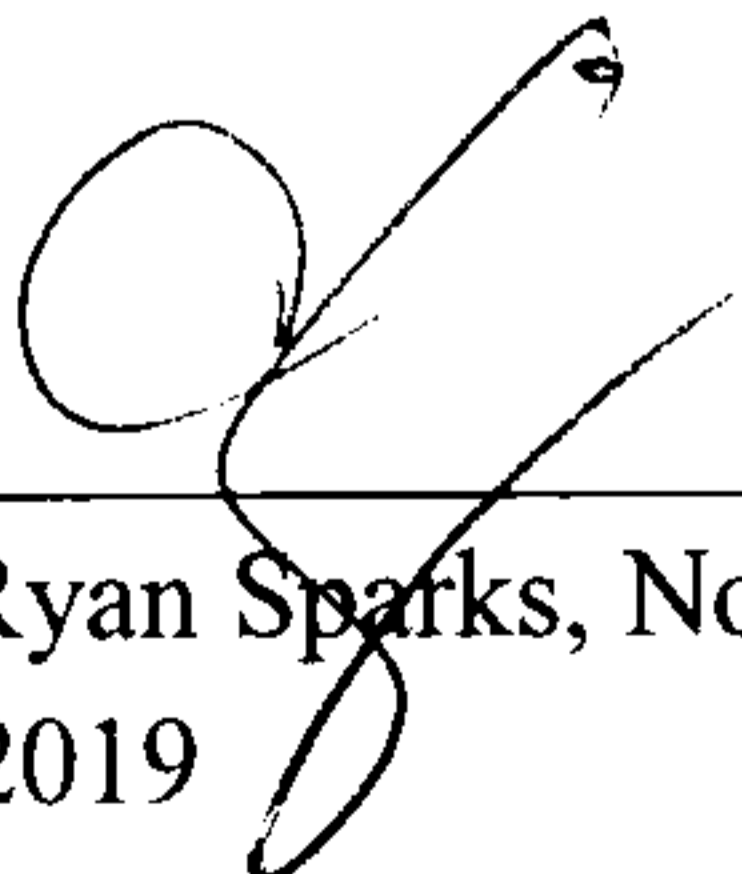
  
Brandon T. Lemier

  
C. Nicole Lemier

**STATE OF ALABAMA  
COUNTY OF SHELBY**


I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Brandon T. Lemier and C. Nicole Lemier, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Brandon T. Lemier and C. Nicole Lemier each executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of September 30, 2016.

  
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



  
20161005000366390 2/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
10/05/2016 01:05:54 PM FILED/CERT

